



Town Council Agenda Report

SUBJECT: Ordinance

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM IVANHOE LAND INVESTMENTS, INC., CONVEYING CERTAIN PROPERTY FOR USE AS A PUBLIC RIGHT-OF-WAY; AND PROVIDING AN EFFECTIVE DATE

REPORT IN BRIEF:

Ivanhoe Land Investments, Inc., has conveyed a Special Warranty Deed to the Town for access to the Town's Ivanhoe Community Center. This conveyance was originally submitted with an escrow deferment to resolve an assurance of full public access. As a public conveyance, these access rights are assured and the deed is presented for acceptance and recordation.

PREVIOUS ACTIONS:

N/A

CONCURRENCES:

N/A

FISCAL IMPACT:

Has request been budgeted? N/A

RECOMMENDATION(S):

Motion to Approve the Resolution

Attachment(s):

Ordinance
Special Warranty Deed
Site Location Map
Site Location Aerial

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM IVANHOE LAND INVESTMENTS, INC., CONVEYING CERTAIN PROPERTY FOR USE AS A PUBLIC RIGHT-OF-WAY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ivanhoe Land Investments, Inc., a Florida Corporation, desires to dedicate land for public right-of-way, and in furtherance thereof has tendered a Special Warranty Deed to the Town of Davie.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie accepts the Special Warranty Deed from Ivanhoe Land Investments, Inc., a copy of which is attached hereto as Exhibit "A".

SECTION 2. This ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2000

PASSED ON SECOND READING THIS _____ DAY OF _____, 2000

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2000

This Special Warranty Deed Made the 11th day of April A. D. 1990 by
 IVANHOE LAND INVESTMENTS, INC., a Florida corporation,
 hereinafter called the grantor, to
 THE TOWN OF DAVIE, a municipal corporation,
 whose postoffice address is 6591 Southwest 45th Street, Davie, Florida 33314
 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

See attached Exhibit "A"

Subject to:

- (1) Taxes for the year 1990 and subsequent years.
- (2) Zoning and other prohibitions, rules and regulations imposed by governmental authorities.
- (3) Restrictions, limitations, reservations and easements of record.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof, the said grantor has hereunto set hand and seal the day and year first above written:

Signed, sealed and delivered in our presence:

IVANHOE LAND INVESTMENTS, INC.

By: William J. Hilley L.S.
 Its Vice President L.S.

STATE OF FLORIDA,
 COUNTY OF }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared WILLIAM J. HILLEY, Vice President of IVANHOE LAND INVESTMENTS, INC. to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of April, A. D. 1990

IVANHOE

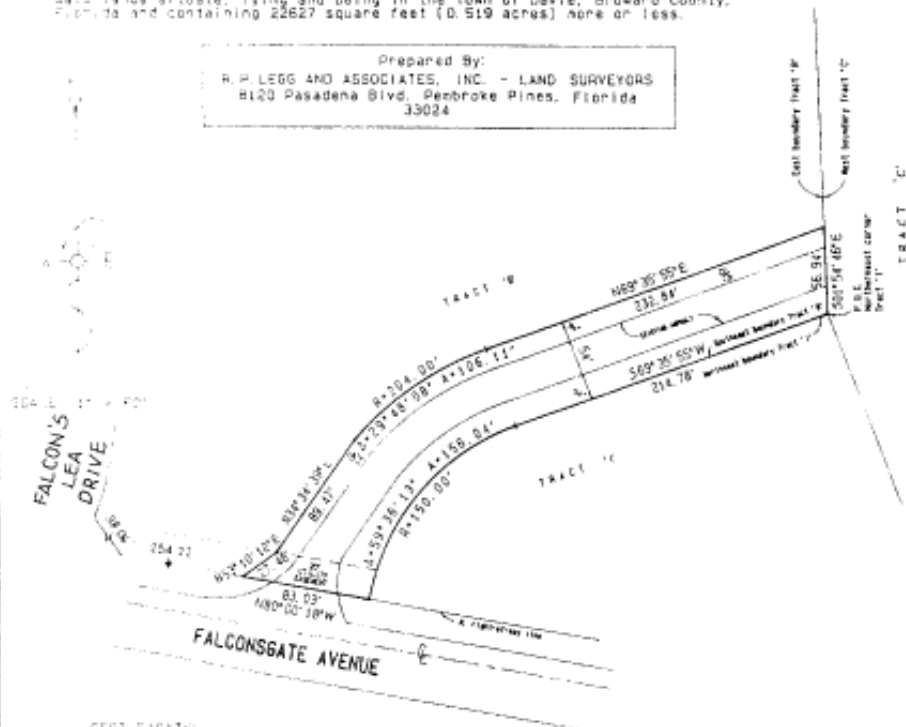
DESCRIPTION:

A portion of Tract "B" of "FALCON'S LEA" as recorded in Plat Book 128, Page 6 of the Public Records of Broward County, Florida being more particularly described as follows:

COMMENCE at the Northernmost corner of Tract "I" of said Plat, said corner also being a corner of said Tract "B"; thence on a Plat bearing of South 69°35'55" West along the Northwestern boundary of said Tract "I" and the Southeastern boundary of said Tract "B" a distance of 214.78 feet to a point in the arc of a 150.00 foot radius curve concave to the Southeast; thence Southwesterly along said curve and said boundary through a central angle of 60°26'13" an arc distance of 156.04 feet to the Northernly right-of-way line of Falconsgate Avenue as shown on said Plat; thence North 80°00'18" West along said right-of-way line a distance of 83.03 feet; thence North 53°10'12" East a distance of 27.48 feet; thence North 34°34'35" East a distance of 89.47 feet to a point on the arc of a 204.00 foot radius curve concave to the Southeast; said curve being concentric with the aforesaid 150.00 foot radius curve; thence Northeasterly along said curve through a central angle of 29°38'08" an arc distance of 106.11 feet to a point of tangency on a line being parallel with and 54.00 feet Northwest of (as measured at right angle to) the Northwest boundary of said Tract "I" and the Southeast boundary of said Tract "B"; thence North 09°30'50" East a distance of 232.84 feet to a point on the East boundary of said Tract "B" and the West boundary of Tract "C" of said Plat; thence South 01°45'46" East along said boundary lines a distance of 56.94 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the Town of Davie, Broward County, Florida and containing 22627 square feet (0.519 acres) more or less.

Prepared By:
R. P. LEGG AND ASSOCIATES, INC. - LAND SURVEYORS
8120 Pasadena Blvd., Pembroke Pines, Florida
33024



CERTIFICATE:

This sketch does not represent a land survey.

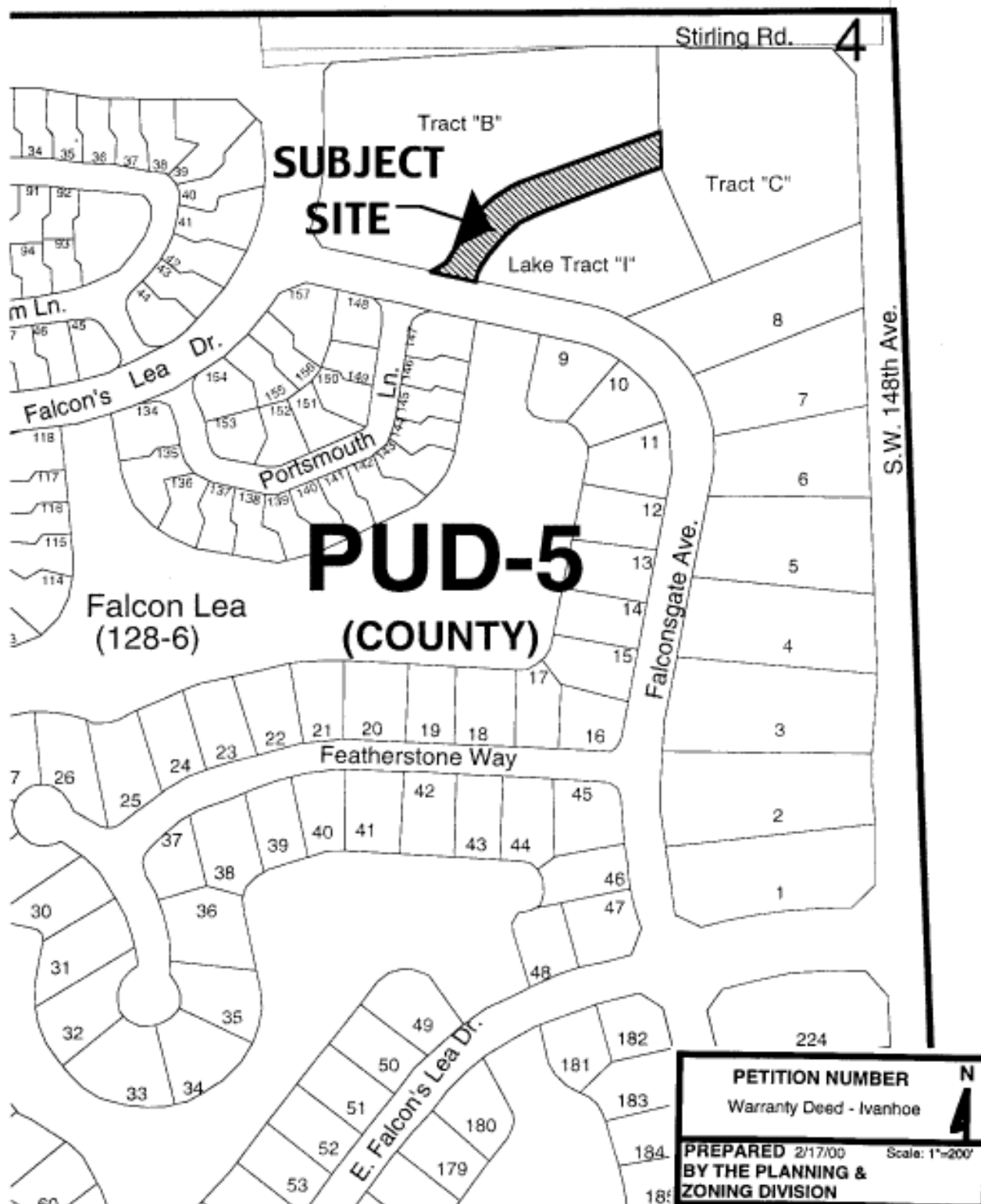
I hereby certify that the sketch and description shown hereon was made in accordance with the "Minimum Technical Standards" for Land Surveying in the State of Florida, Chapter 472.027, Florida Statutes and Chapter 24M-6, Florida Administrative Code.

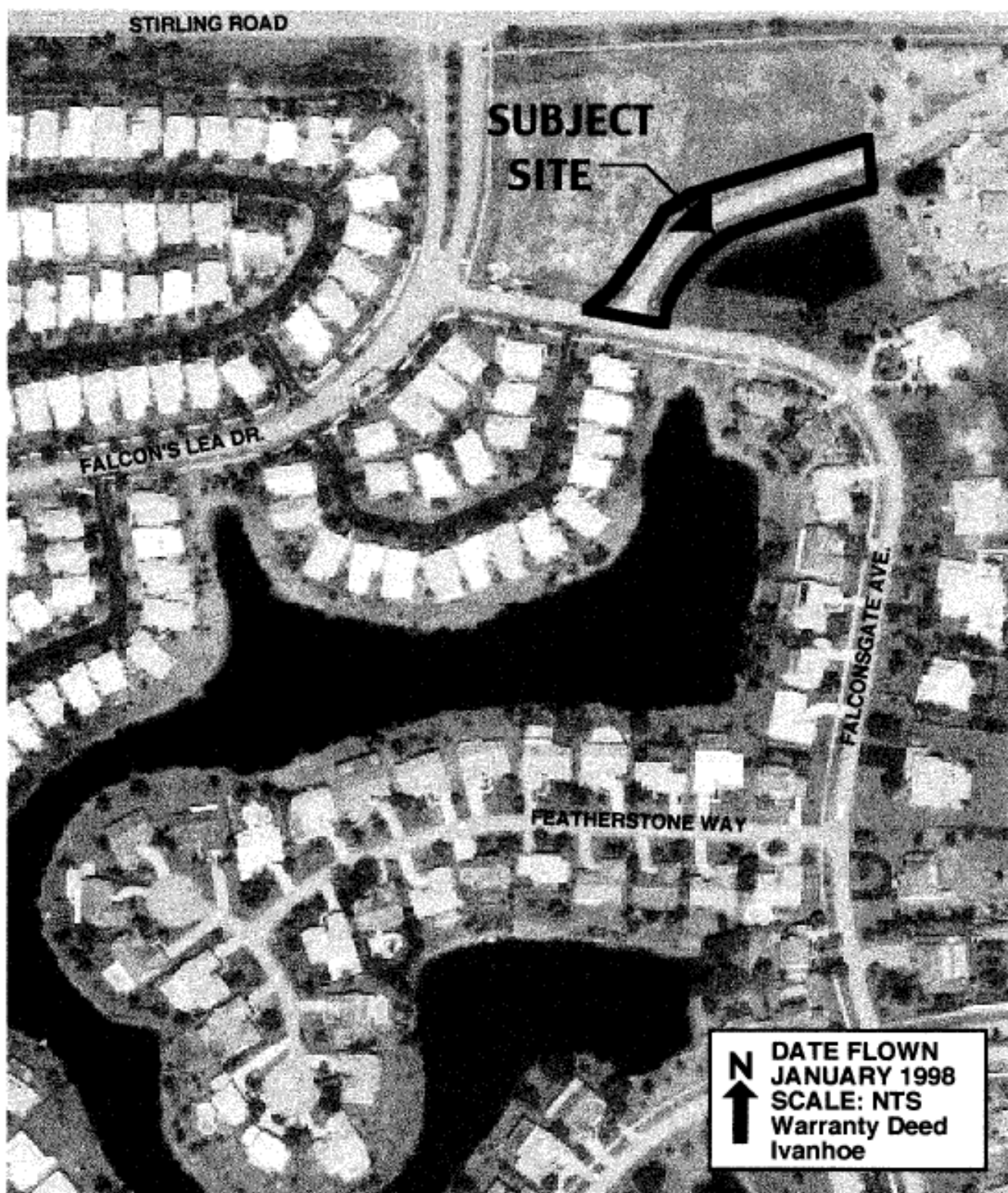
Dated this 27th day of October, 1989 A.D.

James N. Staring
JAMES N. STARING
Professional Land Surveyor
State of Florida Registration No. 2044

Not valid unless sealed with an embossed surveyor's seal.

GP-18/89





STIRLING ROAD

SUBJECT
SITE

FALCON'S LEA DR.

FEATHERSTONE WAY

FALCONSGATE AVE.

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
Warranty Deed
Ivanhoe